



**PLANNING  
DIVISION**

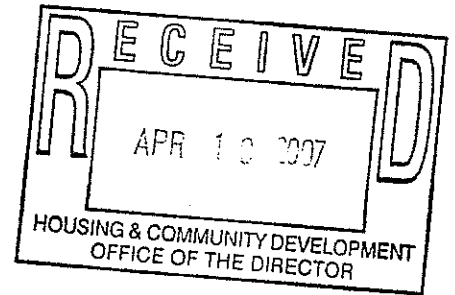
Vicki Vidak-Martinez  
Mayor

Jake Mackenzie  
Vice-Mayor

Amie L. Breeze  
Tim Smith  
Pamela Stafford  
Council Members

April 5, 2007

*Cathy Corwell*



Lynn L. Jacobs  
Director  
Department of Housing and Community Development  
1800 Third Street  
Sacramento, CA 95814

Re: City of Rohnert Park's Annual Status Report on the General Plan – Calendar  
Year 2006

Dear Ms. Jacobs:

The City of Rohnert Park is pleased to submit its Annual Status Report on the City's General Plan for Calendar Year 2005. The Report was reviewed by the City Council at its March 27, 2007 meeting.

Please contact me at (707) 588-2231 if you have any questions regarding the report.

Sincerely,

*Ron Bendorff*

Ron Bendorff  
Director of Community Development

Enclosure

cc: City Manager (w/o enclosure)  
City Councilmembers (w/o enclosure)

Stephen R. Donley  
City Manager

Daniel Schwarz  
Assistant City Manager

Judy Hauff  
City Clerk

Michelle Marchetta  
Kenyon  
City Attorney

Gabrielle P. Whelan  
Assistant City Attorney

Thomas R. Bullard  
Director of Public Safety

Ron Bendorff  
Director of Community  
Development

Darrin W. Jenkins  
Director of Public Works/  
City Engineer

Sandra M. Lipitz  
Director of Administrative  
Services

**CITY OF ROHNERT PARK  
COUNCIL AGENDA ITEM TRANSMITTAL REPORT**

Meeting Date: March 27, 2007

Department: Community Development Department

Submitted By: Ron Bendorff, Director of Community Development

Submittal Date: March 20, 2007

Agenda Title: Annual Status Report on the General Plan for Calendar Year 2006

**Requested Council Action:** Receive and file.

***INTRODUCTION***

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and its implementation. Staff notes that recent changes to this Section require that the report be presented by April 1<sup>st</sup> of each year, which is why it is being presented to the Council at its March 27, 2007 meeting. Staff notes that the prior year's report was required to be completed by October 1<sup>st</sup>, so the last general plan review was held on August 8, 2006.

For purposes of the report, each of the General Plan's nine elements are summarized below with a brief description of the activities taken to date to implement specific policies of that particular element. Since the elements are interrelated, many of the activities apply to more than one policy. Please note that many of the policies are summarized, so for a complete reading of the policies, please refer to the General Plan document.

**Land Use and Growth Management Element**

**Summary:** This Element provides the physical framework for the future growth of the community. It includes a discussion of the community form and the historic and projected population growth of the City, a definition of each of the land use classifications, the General Plan Diagram, and the guiding principles, goals and policies for the land use framework. The Land Use section is followed by the growth management goals and policies, which include incorporation of Measure N, the urban growth boundary measure adopted by the voters in November 2000.

## Annual General Plan Review for Calendar Year 2006

Implementation: In 2003, the City Council voted to allow separate Specific Plans to be prepared for the north and south components of the Northwest Area. A Draft Specific Plan was subsequently submitted for the south portion (south of Wilfred Avenue.) The Specific Plan application for the Northwest Area has been withdrawn, due to the sale of the property to an alternate owner. The new owner will be required to approach the City regarding the development of the Area; and this goal will be discussed at that time.

**LU-22:** Require preparation of a specific plan prior to approval of any development in the **Southeast Area**; and **LU-23, LU-24, LU-25, and LU-26** [these policies specify a general land use program for the Southeast area].

Implementation: A Preliminary Draft Specific Plan for the Southeast Area was submitted in March 2002. The Planning Commission reviewed it in April 2002 and the City Council in May 2002. The Draft Southeast Specific Plan is currently in review and Planning Commission/City Council review of this Specific Plan is expected to take place in the near future.

**LU-27:** Require preparation of a specific plan prior to approval of any development in the **Northeast Area**; and **LU-28 and LU-29:** [these policies specify a general land use program for the Northeast area].

Implementation: The applicant for the Northeast Specific Plan Area submitted a Preliminary Specific Plan application in October 2001. Concurrently with the University District Specific Plan application, the Planning Commission reviewed the application in December 2001 and the City Council in January 2002. The Draft Northeast Specific Plan is currently in review and an EIR is being prepared for this project. Planning Commission/City Council review of this Specific Plan is expected in the near future.

**LU-30:** Prepare and adopt a **City Center** Concept Plan to guide development and redevelopment in the City Center area. **LU-31:** Allow, but do not require, mixed- or multi-use development.

Implementation: The City Center Concept Plan was approved by the City Council in November 2002. Mixed use has been incorporated into two projects in the area (CentreVille and the Arbors.) In addition, work on the City Center Plaza and the City Center Drive improvements will soon commence.

**LU-32:** Ensure development is in accordance with the adopted Specific Plan for the area. (**Wilfred-Dowell**). **LU-33:** In preparing and adopting the **Wilfred-Dowdell** Specific Plan, incorporate provisions that ensure integration of land uses and design concepts with the adjacent Northwest Specific Plan Area.

Implementation: The Wilfred-Dowdell Specific Plan has been revised, but not yet adopted. The Draft EIR work is nearing completion. The application for the Northwest Specific Plan has been withdrawn, however provisions have been incorporated into the revised Wilfred-Dowdell Specific Plan to provide for a transition between these areas.

## **Annual General Plan Review for Calendar Year 2006**

**GM-18:** Explore the feasibility of annexation of the Sonoma State University Campus.

**GM-19:** Work with Sonoma State University to establish a planning group to coordinate access and development.

Implementation: Although a formal planning group has not been established, coordination with Sonoma State University is ongoing.

**GM-20:** Work with Sonoma County to ensure that all land in the Planning Area outside Rohnert Park's Urban Growth Boundary is preserved as open space.

Implementation: This policy is implemented on an ongoing basis.

**GM-21:** Request that the County allow City review and comment on development proposals submitted to the County on unincorporated land in the Rohnert Park Planning Area; and **GM-23:** Continue joint city / county efforts, such as the Policy-Makers Working Group, to address the Community Separator mitigation issue.

Implementation: These policies are addressed in the September 25, 2001 agreement between the City and Sonoma County, which was developed pursuant to Government Code Section 56425.

**GM-22:** Encourage Santa Rosa to designate land within the Wilfred Channel Community Separator and adjacent to it as open space.

Implementation: Staff provided input on Santa Rosa's General Plan update.

**GM-24:** Undertake periodic review to monitor General Plan implementation, with the first review scheduled to occur within three years of Plan adoption.

Implementation: The first State-mandated review of the General Plan was held in 2002 and the first Annual Report on the Growth Management Program was prepared in 2003. These reviews have continued to be conducted on an annual basis. The annual General Plan report will be scheduled prior to April 1<sup>st</sup> of each year and the annual Growth Management Report prior to the end of each May.

### **Community Design Element**

**Summary:** This Element provides the goals and policies for protecting and enhancing Rohnert Park's physical and visual character. They provide a framework for reinforcing Rohnert Park's positive attributes, such as compact form and well-defined neighborhoods, and for fostering the creation of distinctive centers with pedestrian and community orientation.

### ***Implementation of Specific Policies.***

#### **URBAN FORM AND STRUCTURE**

**CD-1:** ....ensure that the University District and the City Center are developed as citywide destinations and with a pedestrian orientation.

Implementation: The Specific Plan for the University District and the City Center Concept Plan reflect this policy.

## Annual General Plan Review for Calendar Year 2006

***Implementation:*** These policies are implemented through the Planning Commission's Site Plan and Architectural Review process and through the review of conditional use permit applications, when appropriate. The development of the Specific Plan Areas will include the installation of public art where appropriate. The University District Development Agreement includes a provision for public art funding. Staff will also be approaching the Council to discuss the desirability of instituting a Public Art Ordinance to fund future art installations.

### ***Transportation Element***

***Summary:*** This Element provides the goals, policies, programs and standards to maintain mobility and reduce traffic congestion, improve connections between different parts of the city, further an integrated multi-modal transportation system, and provide incentives for travel demand reduction.

### ***Implementation of Specific Policies.***

#### ***STREET SYSTEM***

**TR-1:** Establish LOS C as the minimum standard for all arterial and collector roadway segments ("segments") and intersections, except for....; and **TR-2:** Require mitigation measures, as needed, for new development that increases traffic such that LOS levels fall below the established minimum standard.

***Implementation:*** This policy is implemented through the preparation of traffic studies for large projects that may impact the LOS at major intersections, and the development of appropriate mitigation measures. The EIRs for the Specific Plans include traffic analyses that include this information.

**TR-3 through TR-12:** These policies relate primarily to development within the Specific Plan areas and to the City's Capital Improvement Program.

***Implementation:*** These policies are being reviewed and implemented through the review and development of the Specific Plans. The City's CIP has been developed as a mechanism for addressing the prioritization of the public works projects as well as other City infrastructure and facility projects.

**TR-13:** Explore the feasibility of undertaking measures to address localized congestion at school drop-off and pick-up locations.

***Implementation:*** Some of the localized improvements in front of schools will occur with the roadway improvements that will be required as part of the development of the Specific Plan areas.

**TR-14:** Work with CalTrans to coordinate widening projects, interchange improvements, and other improvements along US 101.

***Implementation:*** Rohnert Park is an active member of the Sonoma County Transportation Authority (SCTA), the body responsible for programming State and Federal transportation funds in the county. Rohnert Park has encouraged funding options for improvements to Highway 101, including sales tax measures and bonding.

## Annual General Plan Review for Calendar Year 2006

Implementation: Bicycle parking requirements are included in the updated Zoning Ordinance and are included as conditions of approval on Site Plan and Architectural Review applications.

### Open Space, Parks, and Public Facilities Element

Summary: This Element addresses the valuable park and open space resources within and around Rohnert Park. It also address public resources, including schools, water service, and wastewater collection and disposal.

### Implementation of Specific Policies.

#### **OPEN SPACE**

**OS-1:** Work with Sonoma County to ensure that land in the Planning Area designated as Open Space in the Rohnert Park General Plan is maintained in rural use or as permanent open space; **OS-3:** As part of the Northwest Area Specific Plan, which will include development in the County-designated Northwest Community Separator, require the permanent preservation of open space in an area that provides visual relief from continuous urbanization and is a special type of scenic border. Except as provided in OS-4A, a minimum of one acre of open space land will be required for each acre of Community Separator land converted to urban uses; **OS-4:** Approximately 180 acres of land will be required to be preserved based upon approximately 180 acres of land in the Northwest Community Separator that will be developed with urban uses; **OS-4A:** The geographic area suitable for Community Separator mitigation is limited to lands within the Rohnert Park Planning Area.....; **OS-4C:** Ensure that permanent preservation of open space takes the form of grants in fee title or easement to the appropriate governmental body (other than the City of Rohnert Park) or third party land trust, and that provision is made for the maintenance of the open space; and **OS-4D:** The City shall adopt an adequate and appropriate mechanism to ensure that the required open space mitigation will occur through acquisition of open space land within the areas described in OS-4A or payment of a fee in lieu of acquisition.....

Implementation: These policies are addressed in the Government Code Section 56425 agreement between the City and Sonoma County.

**OS-2:** Encourage dedication of the open space buffers along the westside of Petaluma Hill Road as part of the University District, Northeast and Southeast Specific Plans.

Implementation: These open space buffers are shown on the Draft Specific Plan submitted for the Northeast Area and the Specific Plan for the University District. The open space buffer previously proposed for the Southeast Specific Plan area has been removed from the Plan area and the City's sphere-of-influence, in compliance with the judgment with Penngrove.

**OS-5:** Ensure that open space parcels are aggregated to the maximum extent feasible, in order to avoid piecemeal acquisition that would not serve to mitigate the loss of community separator lands. However, acquisition of individual open space parcels may occur...

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analysis by the Sonoma County Superior Court in 2006 (O.W.L. Foundation v. City of Rohnert Park). An appeal of the court's ruling has been filed, which stays that judgment.)

**PF-12:** Work with the Sonoma County Water Agency and other water contractors who rely on the Petaluma Aqueduct System to ensure adequate water deliveries for all the contractors' needs.

Implementation: Rohnert Park is an active member of the Water Advisory Committee to the Sonoma County Water Agency, and works to ensure adequate water supplies to all the water contractors.

**PF-14:** Require developers to dedicate new well sites in locations identified by the City and to pay for the cost of new wells, water lines, and other water supply infrastructure needed to accommodate new development.

Implementation: The water supply infrastructure needs and financing of the specific plan areas are being studied through the preparation of the related EIRs and will be implemented through the Public Facilities Financing Plan. The City's Water Supply Assessment also examined the City's ability to provide water to future development. The Stipulated Judgment settling a lawsuit on the General Plan EIR effectively eliminates the use of wells within specific plan area properties, so the City of Rohnert Park is not requiring dedication of well sites.

### **CONSERVATION**

**PF-15:** Continue to require water-conserving devices for all new development; and **PF-16:** Require non-residential uses to implement water conservation practices as a condition of development.

Implementation: These policies are implemented through conditions of approval and at the time of building permit review pursuant to Title 24.

**PF-17:** Develop a comprehensive wastewater flow reduction program for existing and new non-residential uses.

Implementation: Rohnert Park continues to fund its toilet and showerhead replacement program, offering rebates for high efficiency toilets and low-flow showerheads to residents and rebates to homeowners who do their own toilet replacement. Water meters have been installed Citywide and sewer rates are now consumption based for all users. The City's average dry weather month sewer flow is now nearly 20% lower than it was in 1999.

**PF-18:** Work with SCWA to offer rebates on water bills for non-residential uses that reduce water usage.

Implementation: Rohnert Park works through the WAC to request water conservation funding through the Sonoma County Water Agency's annual budget process.

**PF-19:** In cooperation with the business community, develop best management practices for water conservation for Rohnert Park business, and then make the information available to the public.

Implementation: Rohnert Park offers free toilet replacements, free flush-valve toilet upgrades, and free urinal upgrades to the commercial water customers in the city. Water

## **Annual General Plan Review for Calendar Year 2006**

east of the city; **EC-18:** Protect waterways by prohibiting the dumping of debris and refuse in and near waterways and storm drains; **EC-19:** Require new construction to utilize site preparation, grading, and foundation designs for erosion control to prevent sedimentation and contamination of streams.

**Implementation:** These policies are implemented on an on-going basis.

**EC-21:** Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.

**Implementation:** Creek setback zones are being established for new developments in the Specific Plan areas, in coordination with requirements from the Regional Water Quality Control Board pertaining to storm drain runoff prior to creeks.

### ***AIR QUALITY***

**EC-22:** Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for nonattainment pollutants, including carbon monoxide, ozone, and PM-10, by implementation of air pollution control measures as required by State and federal statutes; **EC-23:** Use the City's development review process and the California Environmental Quality Act (CEQA) regulations to evaluate and mitigate the local and cumulative effects of new development on air quality; **EC-24:** Adopt the standard construction dust abatement measures included in BAAQMD's CEQA Guidelines; **EC-25:** Prohibit emission-generating facilities in the Northwest Specific Plan area or in the planned industrial areas in the southeast; and **EC-26:** Encourage new residential development and remodeled homes to install clean-burning fireplaces and wood stoves.

**Implementation:** These policies are implemented on an on-going basis. Planning staff attends local workshops regarding BAAQMD standards and CEQA review updates. In addition, there are no plans for emission-generating facilities in any of the Specific Plan areas.

### ***Health and Safety Element***

**Summary:** This Element addresses the protection of the community from risks posed by environmental hazards as well as emergency preparedness and management.

#### ***Implementation of Specific Policies.***

### ***SEISMIC AND GEOLOGIC HAZARDS***

**HS-1:** Require new construction to utilize site preparation, grading, and foundation designs in accordance with site-specific soil conditions. Require submittal of a preliminary soils report, prepared by a registered civil engineer; and **HS-2:** Continue requiring all new buildings in the city to be built under the seismic requirements of the Uniform Building Code and Uniform Plumbing Code.

**Implementation:** These policies are implemented on an on-going basis.



## Annual General Plan Review for Calendar Year 2006

- b) The Southwest Boulevard Shopping Center redevelopment site: a minimum of 50 multi-family units

Implementation: A proposal to construct a 76-unit townhouse and live/work project with 15% affordable units in the City Center area ("CentreVille") was approved in 2003 and is currently under construction. A 56-unit affordable housing development with accessory commercial space ("The Arbors") was approved in 2004 and was recently completed. One of the properties within the Southwest Shopping Center has been purchased and the new owner is considering a mixed-use development on that property.

1.2 Meet with property owners of both the City Center Area and the Southwest Boulevard Shopping Center on an ongoing basis to discuss and facilitate redevelopment of the sites.

Implementation: The City has met, on a number of occasions, with several of the property owners from both the subject areas. As noted under Program 1.1, a 76-unit project and a 56-unit project were approved for the City Center so far. The City also explored an affordable project with Mercy Housing for the construction of the Southwest Shopping Center; however, no further action was taken due to difficulties in obtaining property owner support for the project. One of the properties within the Southwest Shopping Center has been purchased and the new owner is considering a mixed-use development on that property.

1.3 Use Redevelopment housing funds to encourage construction of housing and seek grants, where possible, for funding of additional site improvements particularly for the City Center Area, Southwest Boulevard Shopping Center, and the current City Hall site.

Implementation: As noted under Program 1.1, the City's Community Development Commission has entered into agreements with Burbank Housing for the construction of 56 affordable units in the City Center, which was recently completed. The City also considered an affordable project with Mercy Housing for the Southwest Shopping Center. The latter is considering alternative locations for this project, due to the difficulties in obtaining property owner support for the project. The owner of a portion of the Southwest Shopping Center is considering a mixed-use project on that property.

**HO-2:** Facilitate residential development within the growth areas.

2.1 Coordinate the preparation of specific plans and annexation applications. If no applications for specific plans have been received by the end of October 2001, identify a priority area and initiate preparation of a specific plan.

Implementation: Draft Specific Plan applications for the Southeast, Northeast, and University District were submitted. The former two are in process and the latter was approved by the City Council in May, 2006, with annexation of the properties expected in the upcoming months. After approval of the other two Specific Plans, annexation applications would be submitted to LAFCO.

2.2 Deny proposals for residential downzonings or reclassifications of residentially-designated property to nonresidential uses if such changes would have adverse impacts on the achievement of the City's Quantified Objectives that could not be offset or minimized.

## Annual General Plan Review for Calendar Year 2006

5.10 Maximize the potential for farmworker housing by amending the Zoning Ordinance to add farmworker housing as a permitted use in districts allowing multi-family housing.

Implementation: This amendment has been included in the Zoning Ordinance that was approved by the City Council in 2003.

5.11 Help to maintain existing and future mobile home parks by amending the Zoning Ordinance to add a mobile home park overlay district.

Implementation: On March 26, 2002, the City Council approved the addition of a mobile home park overlay district to the City's Zoning Ordinance. The overlay was added to the existing mobile home parks upon adoption of the Zoning Ordinance and related Zoning Map in 2003.

5.12 Review zoning and building codes to remove impediments, if any, to construction of permanent supportive housing for persons with disabilities. In preparation of the updated Zoning Ordinance, insure that zoning regulations relative to housing for persons with mental disabilities are consistent with applicable Fair Housing Laws.

Implementation: The Zoning Ordinance, which was approved by the City Council in 2003, is consistent with Fair Housing Laws and no zoning or building code impediments have been identified.

5.13 At the time of the annual review required pursuant to Policy GM-4 and the Growth Management Ordinance, re-evaluate the Growth Management Program, including the trigger cap, to ensure that the City's fair share allocations can be achieved within the context of the Growth Management Program Ordinance.

Implementation: The fourth annual policy review of the Growth Management Program was completed in May, 2006 and did not result in the triggering of a development cap. The Growth Management Program has not created an impediment to the City achieving its fair share allocations.

**HO-6:** Facilitate the availability of market-rate housing to low- and moderate-income, first-time homebuyers.

6.1 Continue to issue, in cooperation with other jurisdictions in Sonoma County, mortgage credit certificates to qualified low- and moderate-income, first-time homebuyers. Work with the Sonoma County Housing Authority to ensure that Rohnert Park receives a share of future allocations. (Potential number of households assisted: 75 total, 10 first-time buyers)

Implementation: Mortgage Credit Certificates are available to first time homebuyers through the Sonoma County Mortgage Credit Certificate Program. From 1993 to present, ninety-five (95) MCCs and eighty-four (84) RMCCs were issued to qualified buyers.

6.2 Continue the First Time Homebuyer Down Payment Assistance Program to low- and median-income households. Review the program parameters at least annually and

## Annual General Plan Review for Calendar Year 2006

Implementation: As mentioned above, the First Time Homebuyer Down-payment Assistance Program was discontinued due to escalating home prices. The funds were redirected to help develop affordable rental units.

8.4 Publicize affordable housing programs through the city's public communications and publications.

Implementation: Advertise the Home Rehabilitation Program on the City's website, as well in local newspapers (i.e. Press Democrat, Community Voice), and utility billings. This program is also advertised by Sonoma County Housing Authority. City staff has undertaken an ongoing process of updating the City's Housing & Redevelopment webpages to reflect current and on-going programs and projects.

8.5 Work with other Sonoma County jurisdictions to explore the feasibility of enacting a housing impact fee on businesses that generate a significant number of jobs in the community. Following enactment of a housing impact fee, establish an affordable housing trust fund.

Implementation: The City has adopted a workforce housing linkage fee that will go into effect in 2008 and provide funding for affordable housing, paid for by fees on commercial development.

**HO-9:** Require the provision of affordable housing as part of residential development throughout the community.

9.1 Require non-market rate housing to be included as part of residential projects, as follows:....

Implementation: Consistent with this policy program, the City Council approved the Housing Trust Fund and Inclusionary/In-Lieu Fee Requirements ordinance on March 26, 2002, with the latter included in the Zoning Ordinance approved by the City Council in 2003. Projects approved since that time have been required to provide affordable units per the Requirements.

**HO-10:** Preserve the affordability of the City's existing affordable housing stock.

10.1 Continue to enforce Chapter 9.70, which controls space lease increases to protect the interests of mobile home park residents and park owners, and provide staffing to the Mobile Home Rent Appeals Board.

Implementation: This is an ongoing program.

10.2 Continue to enforce Chapter 16.58 of Title 16 (Subdivisions), which regulates the cessation of use, change of use, or conversion of use in mobilehome parks.

Implementation: In June 2001, the City approved a Mobile Home Park Conversion ordinance to replace Chapter 16.58. The new ordinance incorporates and expands the provisions of former Chapter 16.58 including the added provisions of a conditional use permit requirement and preparation of a Relocation and Purchase Assistance Plan. This ordinance is included in the Zoning Ordinance adopted in 2003.

## Annual General Plan Review for Calendar Year 2006

addition, the City's Community Development Commission entered into an Affordable Housing & Loan Agreement with Vida Nueva Partners for the development of the "Vida Nueva" project which will provide 24-units to very low income special needs and at risk households and committed funding for an on-site social service provider to keep residents housed. It is anticipated that the CDC will enter into an agreement with COTS once the project is developed to provide the social services. This project was formerly known as "COTS Commons".

In March 2007, the CDC contracted with the Crocker Company to prepare an appraisal of the City Hall site as well as two adjacent parcels for a possible future affordable housing development project.

16.3 Continue providing homeless prevention and support services by providing funding to Petaluma People Services, Homeless Prevention Group, or similar agencies. (Estimated Rohnert Park households assisted: 618, estimated Rohnert Park persons assisted: 2,112) Provide additional funding to homeless prevention and support services from Redevelopment Housing funds for homeless shelter facilities within the City.

Implementation: The City developed a *Homeless Prevention Program* with the CDCRP funding currently allocated to outside agencies to provide this service. One-time only grants are made to renters at risk of becoming homeless due to eviction because of temporary financial difficulties. A partnership with a Rohnert Park agency, Sonoma County Adult and Youth Development (SCAYD) has been developed to provide immediate financial assistance and follow-up counseling and training needed to combat repeat occurrences and the threat of homelessness. Outside funding will also be sought to help fund this program by SCAYD. SCAYD continues to operate the program with great success. In addition to funding from the CDCRP, SCAYD also obtains funding from Sonoma County CDBG, City of Cotati, PPS and United Way to support their efforts in preventing homelessness.

16.4 Continue working with the Committee on the Shelterless to provide shared housing for families who would otherwise become homeless.

Implementation: This is an ongoing program. The City is also participating in the development of the Vida Nueva transitional housing project which will provide housing for persons and families that were recently homeless.

16.5. Provide information regarding homeless services to city employees who are likely to be in contact with those needing shelter. Direct employees to refer such persons as appropriate.

Implementation: This is an ongoing program.

**HO-17:** Address the need for affordable and accessible housing for Sonoma State University students.

17.1 Support the development of multi-family housing for university students on the E. Cotati Avenue/Bodway Parkway site and on and around the University campus.

Implementation: Given the site's "Neighborhood Commercial" zoning, the owner of this property chose to develop a commercial development on the site with uses suitable to

## Annual General Plan Review for Calendar Year 2006

development standards. Water service would be obtained from the Pennngrove Water Company. An EIR for the project was approved by the County in Spring, 2005 and construction of the required infrastructure is underway.

**HO-21:** Maintain the Sonoma Grove Trailer Park as a form of shelter for very low-income students and households that, in nearly every case, could not afford other housing available in Rohnert Park.

21.1 Consider requests by the trailer park owner for the funding of appropriate projects that would maintain the park.

Implementation: No requests for assistance with projects to physically maintain the trailer park were received from the prior owner. The trailer park was purchased by a new owner in 2005 who is operating the trailer park as a transient occupancy site. Although not pertinent to this policy, the City made available \$50,000 in gap funding to help existing residents pay their increased rents as they seek permanent housing accommodations. Since February 2006, 23 households at Sonoma Grove have taken advantage of this program, most of them requesting assistance each month.

**HO-22:** Minimize the extent of potential earthquake damage to housing.

22.1 Encourage owners of wood-frame homes to ensure that they are adequately secured to foundations and have adequate bracing by providing guidelines and sample plans at the Building Department.

Implementation: This is an ongoing program. The City has hired a consultant to review existing buildings to determine where seismic retrofitting may be needed.

22.2 Inform owners of multi-family housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting.

Implementation: Informing owners is done on an ongoing basis. As mentioned above, a consultant has been hired to determine which buildings may need seismic retrofits.

22.3 Include information about the need for residential seismic retrofitting and retrofitting methods in the city's communications with residents. Publicize Fannie Mae's Project Impact Disaster Prevention Loan Program.

Implementation: This program is ongoing. The inventory of buildings currently underway will provide needed information to the City for the potential development of standards to address this.

22.4 Consider funding and implementing another mobilehome bracing program. A previous bracing program reinforced more than 474 of the city's mobilehomes.

Implementation: This program is still to be implemented.

**HO-23:** Use the provisions of California Community Redevelopment Law to ensure that a share of housing units that are rehabilitated are affordable to lower-income households.

23.1 Continue to ensure that at least 30 percent of all dwelling units substantially rehabilitated by the CDCRP are affordable to low- or moderate-income households, and that not less than 50 percent of these are affordable to very low-income households. Ensure that at least 15 percent of all dwelling units substantially rehabilitated in the redevelopment project area by public or private entities or persons other than the agency

## Housing Need Production Form

Organization: CITY OF ROHNERT PARK  
 Contact: RON BENDORFF Title: DIRECTOR OF COM. DEV.  
 Address: 6750 COMMERCE BOULEVARD  
 City: ROHNERT PARK, CA Zip: 94928  
 Email: rbendorff@rpcity.org Phone: (707) 588-2231

Report year: 2006

Report time period:

☒ Calendar Year (January 1 – December 31)
 ☐ Fiscal Year (July 1 – June 30)

### Unit Count of Housing Produced

| State Identified<br>Affordability<br>Categories<br>(Percent of area<br>median income (AMI)) | Current<br>RHNA<br>Allocation | Units Added Current Year |                    | Total Units<br>Added<br>Current Year | Units Added in<br>Prior Years of<br>RHNA Cycle | Total Units<br>Added Current<br>RHNA Cycle |
|---|-------------------------------|--------------------------|--------------------|--------------------------------------|--|--|
|   |                               | Unrestricted             | Deed<br>Restricted |                                      |  |  |
| Very Low<br>(up to 50% AMI)   | 401                           | 0                        | 0                  | 0                                    | 207  | 207  |
| Low<br>(51 – 80% AMI)   | 270                           | 0                        | 0                  | 0                                    | 355  | 355  |
| Moderate<br>(81 – 120% AMI)   | 597                           | 0                        | 0                  | 0                                    | 405  | 405  |
| Above Moderate<br>(over 120% AMI)   | 856                           | 0                        |                    | 0                                    | 309  | 309  |
| TOTAL   | 2,124                         | 0                        | 0                  | 0                                    | 1,276  | 1,276                                      |

Number of units added determined by building permits.  
 See reverse for definitions of income categories included in this form.

### Optional: Locally Identified Affordability Categories

*(Alternative affordability levels tracked by some jurisdictions. Limit information to title and definition of locally identified category. Place production numbers for these categories in appropriate affordability category above.)*